



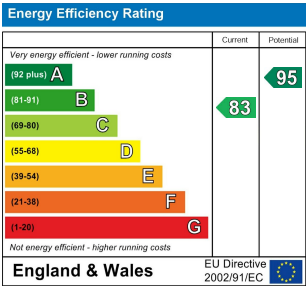
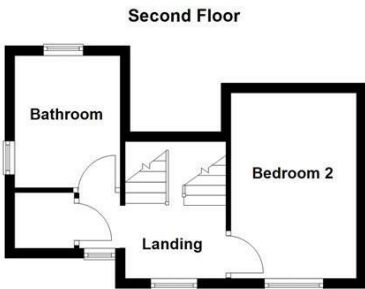
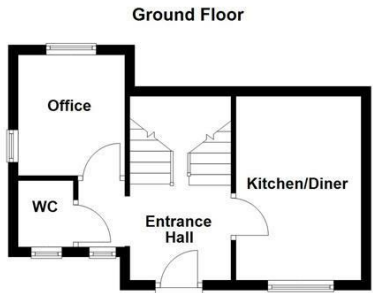
WAKEFIELD  
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HORBURY  
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 39 Fir Tree Court, Knottingley, WF11 8FA

### For Sale Freehold £259,500

Nestled within a sought after modern cul de sac development in the popular town of Knottingley is this unique four bedroom detached family home. Arranged over five levels, this impressive property offers spacious and versatile accommodation throughout, boasting four well proportioned bedrooms, multiple reception areas, ample off road parking and a low maintenance enclosed rear garden.

The accommodation briefly comprises an entrance hall with access to both the first floor and lower ground floor, together with doors leading to a downstairs WC, home office and spacious kitchen diner. The lower ground floor hosts a useful understairs storage cupboard and a generous living room with direct access to the rear garden. To the first floor are bedrooms three and four, with a further staircase leading to the second floor where there is a storage cupboard housing the Ideal combination boiler, bedroom two and the family bathroom. The fifth and final level is dedicated to the principal bedroom, which benefits from fitted wardrobes and en suite shower facilities. Both the principal bedroom and the family bathroom also enjoy loft access. Externally, the front of the property features a small lawned area and a block paved driveway providing off road parking for up to three vehicles, together with an external power point. To the rear is an attractive low maintenance garden incorporating artificial lawn, raised gravelled borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of walling and timber fencing, making it suitable for both children and pets.

Knottingley is a popular location for a wide range of buyers, including first time purchasers, professional couples and growing families. The property is conveniently positioned within walking distance of local shops, schools and amenities, particularly those found around Knottingley Hill Top. The area is well served by local bus routes and benefits from its own railway station, providing links to Leeds, Goole and surrounding areas. The A1 and M62 motorway networks are also easily accessible, making it an ideal location for commuters. Nearby attractions include Pontefract Racecourse and a range of scenic walking routes in the surrounding area.

Only a full internal inspection will fully appreciate the unique layout, generous accommodation and excellent location this fantastic family home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

11'1" x 5'10" [3.38m x 1.80m]

Composite front entrance door with double glazed panel leading into the entrance hall. Central heating radiator, staircase leading to the first floor and staircase descending to the lower ground floor. UPVC double glazed window to the front elevation and doors providing access to the downstairs W.C., office and kitchen diner.

W.C.

3'9" x 4'5" [1.15m x 1.37m]

Frosted UPVC double glazed window to the front elevation, central heating radiator, concealed cistern low flush W.C. and ceramic wash basin set into a storage unit with mixer tap and tiled splashback.

OFFICE

7'3" x 8'1" [2.21m x 2.48m]

Two UPVC double glazed windows, one to the side and one to the rear elevation, together with a central heating radiator.

KITCHEN/DINER

8'4" x 12'4" [2.56m x 3.76m]

UPVC double glazed window to the front elevation, central heating radiator and recessed ceiling spotlights. Fitted with a range of modern shaker style wall and base units with laminate work surfaces over incorporating a composite 1.5 bowl sink and drainer with mixer tap. Tiled splashbacks, four ring gas hob with extractor hood above, integrated oven, integrated fridge freezer, integrated dishwasher and plumbing for a washing machine.

LOWER GROUND FLOOR HALLWAY

Access to an understairs storage cupboard and door leading through to the living room.

LIVING ROOM

12'4" x 15'7" [3.76m x 4.76m]

Two central heating radiators, two UPVC double glazed windows to the rear elevation and a set of UPVC double glazed French doors leading out to the rear garden.



FIRST FLOOR LANDING

Fitted storage cupboard and staircase leading to the second floor. Doors providing access to bedrooms three and four.

BEDROOM THREE

13'3" x 8'7" [4.06m x 2.63m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM FOUR

9'10" x 6'9" [3.00m x 2.08m]

Two UPVC double glazed windows, one to the side and one to the rear elevation, together with a central heating radiator.

SECOND FLOOR LANDING

Two UPVC double glazed windows to the front elevation, staircase leading to the third floor and doors providing access to bedroom two and the house bathroom. Useful storage cupboard housing the Ideal combi boiler.

BEDROOM TWO

8'5" x 12'4" [2.58m x 3.77m]

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

8'10" x 7'1" [2.70m x 2.18m]

Two frosted UPVC double glazed windows, one to the side and one to the rear elevation. Chrome ladder style heated towel rail, low flush W.C., wash basin set into a vanity storage unit with mixer tap, panelled bath with shower attachment and separate shower cubicle with mains fed shower and glass screen. Partial tiling and extractor fan.



THIRD FLOOR LANDING

Storage cupboard and door leading through to bedroom one.

BEDROOM ONE

12'6" x 13'6" [3.82m x 4.13m]

Loft access, two fitted wardrobes with sliding mirrored doors, central heating radiator, UPVC double glazed window to the rear elevation, skylight window and door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'11" x 11'10" [0.90m x 3.63m]

Skylight window, chrome ladder style heated towel rail, extractor fan, low flush W.C., wash basin set into a floating vanity unit with storage below and mixer tap. Shower cubicle with rainfall shower head, additional shower attachment, glass screen and partial tiling.



OUTSIDE

To the front, there is a low maintenance garden with a small lawned section and extensive block paving providing off road parking for up to three vehicles. To the rear, the garden is designed for low maintenance and incorporates an artificial lawn, paved patio seating area ideal for outdoor dining and entertaining, decorative pebble beds and enclosed fencing, making it ideal for children and pets.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.